

## T H E      U R B A N      E N V I R O N M E N T

There are innumerable factors which affect the image of a community as an urban living environment. The natural characteristics such as climate, water and soil have significant influence in terms of the capability of the land to be used for development. (The intensity of the land uses and activities is basically proportionate to the population increase and economic development of the urban area.) There are also many other intangible factors in the urban environment which create a personal quality or lack of it to every settlement of human life. The townscape has many physical features which contribute or detract from the general character and quality of the urban environment.

The Southern Pines Planning Area physical image has not just happened by mere chance. It is the product of much vision and effort on the part of many. Indeed, the region is endowed with a portfolio of natural resources. But, these are substantially augmented by man's wisdom in the pattern of urban development of the town and community. The landscape and townscape have been blended with thoughtful care over the years to improve living conditions and provide an orderly arrangement of the urban and rural aspects of the community and region.

### LANDSCAPE

The most apparent impression made by Southern Pines on newcomers or visitors is the natural and planted landscape materials native to the region. The long leaf pine trees continue to dominate the contemporary ecological pattern. However, the thick and green oaks fill in the undergrowth covered by the stately pines above. There are few hardwoods of any stature, and the usual ground cover is inherently the fallen brown pine needle.